

Board of Supervisors:		
P	V	Vicki Shuster – Chairperson
P	V	Randy Bach - Vice Chairperson
P	V	John Bowersox - Assistant Secretary
P	V	Cynthia Gustavel - Assistant Secretary
P	V	Vacant

District Staff:		
P	V	Heather Dilley - District Manager
P	V	Jerry Edwards – Field Manager
P	V	Cari Webster - District Counsel
P	V	Tonja Stewart - District Engineer

K Bar Ranch Community Development District

Regular Meeting Agenda

Wednesday, June 3, 2026 at 6:00 P.M.

K-Bar Ranch II Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647

Microsoft Teams:

Dial In: +1 312-667-7136

Meeting ID: 259 363 234 222 8

Passcode: 5wf2Ti3f

Phone ID: 109 973 303#

Dear Supervisors:

A meeting of the Board of Supervisors of the K Bar Ranch Community Development District is scheduled for **Wednesday, June 3, 2026, at 6:00 p.m.** at the **K-Bar Ranch II Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Business Items
 - A. Consideration for Adoption – **Resolution 2026-03**, Approving Proposed FY 2026-2027 Budget and Setting Public Hearing Exhibit 1
 - Exhibit A – Proposed Budget for Fiscal Year 2026/2027
 - B. Consideration for Adoption – **Resolution 2026-04**, Authorizing Bank Account Signatories Exhibit 2
 - C. Consideration for Adoption – **Resolution 2026-05**, Designating Officers Exhibit 3
4. Staff Reports
 - A. Blue Water Aquatics – Chris Thompson
 - Aquatics Report Exhibit 4
 - Pond Treatment Reports Exhibit 5
 - Midge Fly Treatment Reports Exhibit 6
 - B. RedTree Landscape Systems – John Burkett, Matt Olson, Pete Lucadano

District Office:

Kai
2502 N. Rocky Point Dr.
Suite 1000, Tampa, FL 33607

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- Landscaping Report Exhibit 7
- Consideration of Irrigation Controller Replacement Proposal at Stone Hedge Drive - \$4,609.46 Exhibit 8
- C. Kai Field Staff – Jerry Edwards
 - Field Report (*Separate Under Cover*)
 - Cooper Pools – Pool Service Completion Report Exhibit 9
 - NaturZone – Service Inspection Report Exhibit 10
- D. District Engineer – Tonja Stewart
- E. District Counsel – Cari Webster
 - Discussion of the Rules of Procedure Exhibit 11
 - Discussion of the Amenity Rules Exhibit 12
- F. District Manager – Heather Dilley
- G. District Chairperson – Vicki Shuster
- 5. Consent Agenda
 - A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Budget Workshop Held April 29, 2026 (*Separate Under Cover*) Exhibit 13
 - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held May 6, 2026 (*Separate Under Cover*) Exhibit 14
- 6. Supervisors Requests
 - A. Discussion of Pre-Hurricane Inspection
- 7. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)
- 8. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

Heather Dilley
District Manager

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